

COUNTY OF YORK

MEMORANDUM

DATE: January 6, 2005 (BOS Mtg. 1/18/05)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Application No. UP-657-05, James-York Plaza, L.L.C.

ISSUE

This application seeks to authorize a 9400-square foot addition to the existing James-York Plaza shopping center located on a 15.7-acre parcel of land at 701A Merrimac Trail (Route 143) and further identified as Assessor's Parcel No. 10-2-1. Since James-York Plaza has more than 80,000 square feet of gross floor area, it is considered a legally conforming special use, and any expansion of more than 5% and less than 25% has to be approved by the Board of Supervisors.

DESCRIPTION

- Property Owner: James York Plaza, L.L.C. (Amy-Shu Properties)
- Location: 701A Merrimac Trail (Route 143)
- Area: 15.7 acres
- Frontage: Approximately 964 feet on Merrimac Trail
- Utilities: Public water and sewer
- Topography: Relatively flat, steep slopes to the north
- 2015 Land Use Map Designation: General Business
- Zoning Classification: GB – General Business
- Existing Development: James-York Plaza Shopping Center
- Surrounding Development:
 - North: Autozone auto parts store
 - East: American Classic mini-storage warehouse facility; vacant 10.4-acre parcel, Queenswood subdivision beyond
 - South: Temporary new car display lot for Holiday Chevrolet-Oldsmobile-Cadillac; Magruder Elementary School

West: Colonial Citgo gas station and, across Merrimac Trail, Clarion Hotel, CVS Pharmacy, and former Texaco gas station

- Proposed Development: 9400-square foot shopping center addition

CONSIDERATIONS/CONCLUSIONS

1. The James-York Plaza shopping center is located on a 15.7-acre parcel on Merrimac Trail (Route 143). The total floor area of the shopping center, including out-buildings (Pizza Hut, SunTrust Bank, and Enterprise car rental) is 129,009 square feet. The property owner plans to expand the shopping center by adding five stores totaling 9,400 square feet, or 7.3% of the existing floor area. Since stores and shopping centers that have at least 80,000 square feet of floor area now require a Special Use Permit in the GB (General Business) zoning district, the shopping center is considered a legally conforming special use and, pursuant to Section 24.1-115(d)(2) of the Zoning Ordinance, any minor expansion greater than 5% can, without public hearing, be approved by the Board provided that the following criteria are met:
 - There will be a cumulative total of less than a 25% increase in either total lot coverage or floor area;
 - There will be no detrimental impact on any adjacent property caused by significant change in the appearance or the use of the property or any other contributing factor;
 - Nothing in the currently valid special use permit precludes other otherwise limits such expansion; and
 - The proposal conforms to the provisions of the Zoning Ordinance and is in keeping with the spirit and intent of the Comprehensive Plan.
2. The shopping center consists of three separate wings and three stand-alone businesses located in the parking lot. According to the conceptual plan submitted by the applicant, the five new stores would be located adjacent to five existing stores that constitute the left wing on the north side of the shopping center. The applicant also plans to construct a 20-space parking lot adjacent to the largest of the five proposed stores, which has a 4,000-square foot building footprint and will likely be occupied by a video rental/sales store. Modifications to the parking lot will result in the elimination of some existing parking spaces, leaving a net increase of approximately twelve (12) spaces. The existing parking lot has approximately 647 spaces, which is 131 more spaces than the Zoning Ordinance requires for a shopping center of this size (4 spaces per 1,000 square feet of floor area, or 516 spaces) and 93 more than will be required once the expansion is completed (554 spaces). Since the proposed parking spaces are in excess of the minimum required, the applicant will be required to plant additional landscaping, pursuant to Section 24.1-606 of the Zoning Ordinance, either in the parking lot or around its perimeter. Plantings can be any combination of trees and shrubs that achieves a minimum of 24 Landscape Credit Units, which would be equivalent to two 3-inch caliper trees and three shrubs or two 2.5-inch caliper trees and six shrubs. Since the area where

the building addition will be located is largely devoid of vegetation, significant clearing of the site will not be required.

3. The proposed addition will not have a significant impact on traffic. According to the ITE (Institute of Transportation Engineers) *Trip Generation* manual (7th Edition), a 9400-square foot addition can be expected to generate approximately 404 additional trips per day, including 10 in the AM peak hour and 35 in the PM peak hour. These are far below the thresholds for a traffic impact analysis set forth in the Zoning Ordinance.

RECOMMENDATION

With the addition of Food Lion and other improvements that have been made in recent years, the James-York Plaza shopping center has experienced something of a resurgence in activity. I believe the proposed expansion will continue the revitalization of this area to a thriving commercial center. The addition will not have any adverse impacts on surrounding properties, is consistent with the Comprehensive Plan (which designates this segment of Merrimac Trail as a General Business corridor), and conforms with all applicable Zoning Ordinance provisions. Therefore, I recommend that the Board approve this application subject to the conditions contained in proposed Resolution R05-6.

Carter/3337:TCC

Attachments

- Vicinity map
- Site map
- Conceptual plan
- Proposed Resolution R05-6